

FALLBROOK COMMUNITY PLANNING GROUP

Regular Meeting

Monday, May 19, 2008, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance. 14 members were present, Bill Bopf, Jim Bowen, Anne Burdick, Harry Christiansen, John Crouch, Eileen Delaney, Tom Harrington, Carolyn Major, Ron Miller, Jim Oenning, Ike Perez, Mary Jane Pfeil, Jim Russell and Paul Schaden. Chuck Sanacore was excused.

Announcements : Jim Russell announced that eight of the fifteen seats on the Planning Group will be contested for in the November 2008 election. Filing for the election must be done at the Registrar of Voters between July 14 and August 8.

Several agenda items have been pulled from action this month. These include the Pappas (Campus Park West)) project, P05-053 Cell tower at Fallbrook Golf Course, and two requests for waiver of B Designator regulations. The Campus Park West and another 3P project will be addressed in June.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion and non-voting item.

Gary Nolan of Granite Construction announced a quarry information meeting from 6 PM to 7:30 PM, May 27 at the Rancho Monserate Clubhouse..

2. Approval of the minutes for the meeting of 21 May 2008. Voting item.

Jim Oenning moved for approval. Approved unanimously with Mary Jane Pfeil abstaining.

3. Presentation and discussion on the possibility of the Fallbrook Community Planning Area's boundary being adjusted to encompass the area of De Luz. Currently the unincorporated area of San Diego County is divided into 27 Planning areas with some represented by Planning Groups (18), some represented by Sponsor Groups (13) and some areas like (Pendleton/De Luz) are not represented. The County Department of Planning and Land Use is in the process of updating the County's General Plan and has asked if the FCPG would take on the responsibility to represent the De Luz area. The purpose of this meeting is to hear what the residents of De Luz think about this subject. Were it to happen it would occur when the new General Plan goes into effect, probably sometime in 2010. Continued from the Dec 2007 FCPG meeting. Community input. Voting item.

A community meeting was held at the DeLuz Fire Station on Saturday, May 17, with about 89 persons present. The Fire Chief, Mike Manchor, then sent the following email message to Chair Jim Russell:

Subject: Re: De Luz

Jim,

De Luz held a community meeting at our Fire Station last night to discuss this matter and vote on it, This was the largest forum of De Luz residents I have ever seen in my 18 years here. It took nearly 2.5 hours. At the end we voted. It was unanimous 100% De Luz residents do NOT want the Fallbrook Planning Group to represent us. They are happy with the current Ruffin Rd DPLU personnel. A partition was circulated and will be presented Monday evening. Also, there will be a very large De Luz representation there. Many were very vocal last night. They may still be this way Monday evening just to give you all a heads up.

We request that you all decline to include us into your Planning Group. This was the overwhelming feeling last night by our entire group of nearly 100 residents who came.

Thank You,

Mike Manchor, Fire Chief
De Luz VFD
mike@deluzvfd.org

Jim Prestininzi spoke at the FCPG Meeting for DeLuz residents. 85+ citizens were present at the DeLuz community meeting, and unanimously voted to reject the County suggestion. A petition had been circulated requesting that the Fallbrook Community Planning Group have no advisory role or authority in DeLuz, and was submitted with 91 signatures. This petition has been forwarded to LeAnn Carmichael of DPLU. Mr. Prestininzi said that DeLuz has been adequately served by DPLU without any Planning Group/Sponsor Group intermediary. He asked for a show of hands for those in the audience who supported the petition, with about 50 responding. A show of hands for the opposite view received about 6. _____ said he did not attend the Saturday meeting but now wanted to join the petitioners. John Presley said he had received good service from DPLU, and that FCPG would only slow down getting approvals. Lack of sidewalks, gutters, etc. is why many residents had moved to DeLuz.

Jim Russell said that DeLuz and Fallbrook share a boundary, but that is all. We get good service on roads as an example, but most of the DeLuz roads are CSA covered, are not classified as public, and are maintained at resident cost by the County. Much of DeLuz is also outside the County Water Authority. Tom Harrington mentioned that Fallbrook PCG has influence with Department of Public Works and gets good road maintenance. Eileen Delaney was disappointed with the DeLuz preference, but said she would join the FCPG majority. Ike Perez felt FCPG members don't know DeLuz well enough to represent it. Harry Christiansen moved that we recommend to the County of San Diego that DeLuz not be added to the Fallbrook Planning Area. Motion was passed unanimously.

4. Discussion the General Plan Update concept of applying the Village Limit Line to the Fallbrook Community Plan. County planner Eric Lardy, 858-694-2457 eric.lardy@sdcounty.ca.gov. Continued from the Feb 2008 FCPG meeting. **Land Use Committee.** Community input. Voting item. (12/28)

This project was opened by stating it is really housekeeping to make Update language compatible with previous Planning nomenclature. The Fallbrook Community Plan has always included a sub-map of the Village area, as well as a complete map of the entire planning area. The Village was essentially the same as the Sanitary District. And the Village Limit Line proposed covers the same area. Harry Christiansen moved approval to the County for use of the Village Limit Line in Fallbrook. Motion was approved 14 in favor, none opposed.

5. Discussion on the Land Use Element of the General Plan Update with comments to the county. County planner Eric Lardy, 858-694-2457 eric.lardy@sdcounty.ca.gov. Continued from the Feb 2008 FCPG meeting. **Land Use Committee.** Community input. Voting item. (12/28)

Development of the new version of the Land Use Element was described, starting with text furnished by DPLU Staff and extensively edited by the Steering Committee of chairs of all Planning and Sponsor Groups. This editing allowed for much easing of "positive statements". Discussion at this meeting covered many individual portions of the lengthy document; some requesting that certain features be added as pertinent to Fallbrook. Chair Russell pointed out that the Land Use Element is just one of a number of Elements which will comprise the updated General Plan, and each of them must apply to the entire unincorporated County, not just to individual communities. One example was that the original draft had transportation nodes compulsory in all Planning Areas, which the Steering Committee was able to change to optional in individual areas, as well as changing restrictions in the definition of transportation nodes. Many features such as agriculture will be covered more fully in other Elements.

Monty Voigt was disappointed that the document was not stronger in protecting the environment, and not making more statements on sustainable fuels vs. fossil fuels. Sheila Walson asked whether the Element

is legally binding. Gerald Walson felt the Element offered little protection for agriculture. Harry Christiansen had represented FCPG at several steering committee meetings, and reported that the text as presented is essentially as approved recently by the steering committee, with one exception in LU 5.5., where the Staff had enlarged the size for "Big Boxes" from 65,000 square feet up to 90,000 square feet. He then moved to approve the text of the Draft Land Use Element as presented, with the exception that Policy LU 5.5 be changed back to 65,000 square feet. Motion was approved unanimously.

6. TPM21124 Request to subdivide the 4.44 acres located at the north end of Via Prado, just north of Calmin Way, into 4 lots plus a remainder for Owner and applicant James Carson 468-0377. Contact person Ronald Ashman 858-571-0555. County planner Monica Bilodeau 858-694-3085 Monica.Bilodeau@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (4/9)

Ron Ashman represented the property owners, who want to separate ownership of this site. In order to accomplish the proposal, they will install a temporary cul-de-sac at the northern end of Via Prado, which ultimately will be extended to Calmin Drive and to Reche Road. An eight-lot subdivision was approved about 15 years ago, but has now expired. The southern portion will be divided into 4 half acre lots and the northern portion will be held as a remainder lot. There is a runoff drainage along the western boundary, which will be channelized with rock walls. The channel will be 12 feet wide at the top and 5 feet wide at the bottom, with a depth of 3 feet. The sewer main will follow the drainage and turn east at the southern boundary. No pumping is required. Harry Christiansen reported that Land Use Committee had approved the proposal, and moved that FCPG approve the subdivision as presented, with the recommendation that County Staff work out drainage details with the applicants. Motion was approved unanimously.

7. GPA05-003, SPA05-001, TM5424, REZ 05-005 & S05-014 Campus Park West project is **proposed** for the approximate 107 acres located in the north east corner of I-15 and SR76. It is a **request** that includes the processing of a General Plan Amendment, an amendment to the Campus Park Specific Plan, a Tentative Map, a Rezone and a V designator. They are requesting 369 dwelling units. Lots 1 – 17 approximately 21.6 acres of Light Industrial, Lots 18, 20, & 31 – 34 approximately 6.1 acres of Mixed Use, Lots 28 – 30 approximately 16 acres of Multi-Family, Lots 21 – 27 approximately 21 acres of General Commercial, Lots 37 – 42 approximately 12 acres of Home Owners Association, south of Highway 76 (Pala Road), Lots 35 & 36 approximately 8 acres of General Commercial, Lots 45 & 46 approximately 10.7 acres of open space. The applicant has requested that the preparation of Site Plans be delayed until some time in the future when development plans are being prepared, additionally the applicant has requested to write Design Guidelines specifically for the project and not use the Fallbrook Design Guidelines. Staff has concurred subject to concurrence by the FCPG. Owner/Applicant JPSC LLC (916) 447-7100/447-7112, Contact person Chris Morrow or Debbie Collins 619-235-6471. County planner Christine Stevenson 858-694-3685, Christine.stevenson@sdcounty.ca.gov. Heard as a non-voting item at the 16 May 2005 FCPG meeting. **Land Use and Parks and Recreation Committees**. Community input. Voting item. (4/9)

The Campus Park West applicant requested continuance.

8. Request from the Department of Planning and Land Use Eric Lardy 858-694-2457 to consider upzoning 29 parcels from two dwelling unit per acre to 20 dwelling units per acre for low cost housing as a part of the General Plan Update. Those parcels are located east of the Naval Weapons Station, West of Pasadena Ave, North of W. Fig Street and south of W. Kalmia Street. **Land Use Committee**. Community input. Voting item. (4/16)

This is a new mandate from the State Government which is trying to control all aspects of Land Use. The property selected for rezoning by County Staff is gently sloping, and about half occupied by single family homes on half acre lots. Land Use Committee had voted to deny the proposal as disastrous to this central part of Fallbrook. Present roads are narrow and hilly, and are not adequate for travel if densely settled. Discussion of a proper location for such a community brought out the possibility of locating the necessary area somewhere in the impending developments called the 3 Ps at the northeast corner of I-15 and SR76. Several suggestions were made for detailed studies, requiring time which is not available. Other arguments included that high housing density breeds crime, but that is not pertinent

since the State wants a high density area somewhere in Fallbrook, and presumably in all other communities. Bill Bopf moved to deny the rezoning of this specific area. This motion was approved 14 to 0. He then moved that we suggest that DPLU select a suitably sized area for the 20 units per acre housing in an area of Fallbrook which would not degrade community character and where suitable infrastructure can be installed. This motion was also approved 14 to 0.

9. P05-011W1 Request for an unmanned wireless facility with antennas to be located on the side of the water tank located at 2329 Aqua Hill Road. Owner Fallbrook Public Utility District 728-1125. Applicant Verizon Wireless 949-622-0333. Contact person Vince Amaya 949-929-8751. County planner Cherie Cham 858-694-2610. There is currently a Cingular wireless facility on this location. **Public Facilities Committee**. Community input. Voting item. (4/23).

The applicant was not present. Public Facilities Committee did not have a quorum and did not visit the site. The members attending had no objections to the application. John Crouch moved to approve the request as presented, which was approved 14 to 0.

10. Request for Waiver of B Community Design Review Special Area Regulation for Signage at the Country Farmhouse, (formerly Farmhouse Coffee Company) located at 622 South Mission Rd. Contact person Debbie Estrada, 760-728-6000 debestrada@cox.net. County planner Debra Frischer debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item. (4/24)

Design Review Committee suggested some changes to the signage, which were accepted by the applicants, gaining DR approval. Eileen Delaney moved to approve the requested Waiver. Motion approved 14 to 0.

11. Request for Waiver of B Community Design Review Special Area Regulation for painting and beautification of Pedro's Tacos located at 536 South Main St. Contact person Ed McNary, gcopdock@adelphia.net. Planner Debra Frischer. **Design Review Committee**. Community input. Voting item. (4/24)

Continued at the request of the applicant.

12. Request for Waiver of B Community Design Review Special Area Regulation for painting and beautification of Fallbrook Car Wash located at 221 East Alvarado Street. Contact person Seana Corona, (619) 501-4264, seana@pearlcwm.com County planner Debra Frischer debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community input. Voting item (4/24)

This project also continued at request of the applicant.

13. Request for Waiver of B Community Design Review Special Area Regulation for Signage at Swirlz (Retro Candy Shop) located at: 213 N. Main Ave. Contact: Richard and Maribel Moran, nrichenme@hotmail.com County planner Debra Frischer debra.frischer@sdcounty.ca.gov **Design Review Committee**. Community input. Voting item. (4/24)

Design Review had approved this request. Eileen Delaney moved to approve the request for waiver as presented. This motion was approved unanimously.

14. . Request for a Waiver of B Community Design Review Special Area Regulation for a new 18.75 SF illuminated wall sign to say "Coin Laundry". Location 1113 S. Main Ave. Owner Ran Pac. Contact: Peter Klein 619.990.4602. Planner Debra Frischer. **Design Review Committee**. Community input. Voting item

Design Review Committee had voted to approve this waiver in April, but it was omitted from FCPG agenda. They met again this month, and requested that an existing sign on the south wall be removed.

Eileen Delaney moved that the requested Waiver be approved, subject to the existing sign be removed. Her motion was approved by vote of 14 to 0.

15. Request for a Waiver of B Community Design Review Special Area Regulation for a sign at a new restaurant at the former Sweet Leilanis. Location 129 E. Mission Rd.. Owner Yolanda Aleggria 760-277-8576, josealeggria@att.net. Planner Debra Frischer. **Design Review Committee**. Community input. Voting item

Design Review Committee requested that the applicant reduce the size of the signs, and the applicant complied. The applicant said the restaurant theme is "Mexican". Eileen Delaney moved to approve the Waiver, which was approved 14 to 0.

16. P05-053 Major Use Permit request to construct a 45 foot tall (35 is the maximum allowable) faux broadleaf tree to house 15 panel type antennas and an associated equipment shelter measuring 11.5 feet wide by 20 feet long by 10 feet tall. Two HVAC units will be located on the north side of the equipment shelter. A 9 foot high sound attenuation barrier will extend along the full length of the northern boundary of the lease area, with two return segments. The 32 foot long by 32 foot wide lease area will be surrounded by a 10 foot high tongue and groove wooden fence. The project is located at the Fallbrook Golf Course, 2757 Gird Road. Owner Fallbrook Golf Club, LLC 728-8336. Applicant Sprint-Nextel 858-650-4202. Contact person Anne Wulftange 858-602-6522, anne.wulftange@sprint.com. County planner Merry Tondro 858-694-3716. Project denied at the 16 January 2006 FCPG meeting. **Public Facilities Committee**. Community input. Voting item.

This project was pulled so the applicant can redesign it.

Meeting adjourned at 9:16 PM

Minutes respectfully submitted by

Jim Bowen, secretary

Cc: DPLU	Nick Tartaglia	
	Cheryl Jones	
	LeAnn Carmichael	Item 3
	Eric Lardy	Item 4, 5, 7
	Devon Muto	Item 4, 5, 7
	Monica Bilodeau	Item 6
	Cherie Cham	Item 8
	Debra Frischer	Items 9, 10, 11, 12, 13, 14
	Merry Tondro	Item 15
Fallbrook Chamber of Commerce		